

**THE CITY OF DEXTER
REGULAR CITY COUNCIL MEETING
MONDAY, SEPTEMBER 27, 2021**

A. CALL TO ORDER / PLEDGE OF ALLEGIANCE

The City Council Meeting was called to order at 7:00 PM by Mayor Keough and was held at City Offices located at 3515 Broad Street and online via Zoom.

B. ROLL CALL:

Sanam Arab – Present.
Paul Cousins – Present.
Donna Fisher – Present.
Jamie Griffin – Present.
Wa-Louisa Hubbard – Present.
Zach Michels – Present.
Shawn Keough – Present.

Student Representatives:
Alex Gilbert – Present.
Eren Buyukbozkirli – Present.

Also attending: Justin Breyer, City Manager and City Clerk; Marie Sherry, Treasurer/Assessor/Finance Director; Michelle Aniol, Community Development Manager; Mike Auerbach, Assistant Planner; Carol Jones, Recording Secretary; Robert Smith, Dexter Area Fire Department Chief; Scott Munzel, City Attorney; residents; and media.

C. APPROVAL OF THE MINUTES:

1. Regular City Council Meeting – September 13, 2021

Motion Fisher; support Griffin to approve the minutes of the Regular City Council Meeting of September 13, 2021 with the following corrections:

- Page 3, Roll Call, remove the word “remotely” from the list of those also attending, and Page 4, under Pre-Arranged Participation, Constitution Week Proclamation, identify DAR as Daughters of the American Revolution.

Ayes: Arab, Fisher, Griffin, Cousins, Hubbard, Michels and Keough
Nays: None
Motion carries

D. PRE-ARRANGED PARTICIPATION:

None

E. APPROVAL OF THE AGENDA:

Motion Fisher; support Arab to approve the agenda as presented.

Ayes: Hubbard, Michels, Arab, Cousins, Griffin, Fisher and Keough

Nays: None

Motion carries

F. PUBLIC HEARINGS:

None

G. NON-ARRANGED PARTICIPATION:

None

H. COMMUNICATIONS:

1. Upcoming Meeting List

I. REPORTS:

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his written report as per packet. Mr. Breyer provided the following update in Mr. Schlaff's absence:

- The work in Dexter Crossing is moving along. There was a rain delay on Saturday, but the work should be finished by Wednesday or Thursday.

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her written report as per packet. Ms. Aniol provided the following update:

- The trees will not be planted tomorrow as originally planned. Three more locations have been added and Miss Dig needs to be contacted, so planting will take place the end of this week or the beginning of next week.

3. Board, Commission & Other Reports

Washtenaw County Sheriff - August 2021 report included in the packet.

4. Subcommittee Reports

None

5. City Manager Report – Justin Breyer

Mr. Breyer submits his written report as per packet. Mr. Breyer provided the following updates:

- I will be traveling to the East Coast from October 7-16, 2021 and will be attending virtually at the October 11, 2021 Council Meeting.

- Upcoming October Meeting and Event dates are October 2, 2021 – Slams & S’mores following Apple Daze; the beginning of leaf clean-up in a few weeks; October 18, 2021 - Residential Fall Cleanup; October 24, 2021 – Mill Creek Park Cleanup; and October 31, 2021 - Halloween Trick or Treating from 5-7 PM.

6. Mayor Report – Shawn Keough

Mr. Keough submits his written report as per packet. Mr. Keough provided the following update:

- At the last DDA meeting, the DDA discussed the 3045 Broad Street property and the intentions of Norfolk Homes. A motion was made to direct staff to come up with an RFP on 3045 Broad Street, meet with the Broad Street Development Committee, and have an appraisal performed on the property. The Development Committee will meet on October 11, 2021.

7. Council Member Reports

None

J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$293,813.39
2. Consideration of: Homecoming Parade Road Closures
3. Consideration of: Holiday Hustle Road Closure Request
4. Consideration of: Proposal from ASTI Environmental to Perform Sub-Slab Soil Sampling for an amount not to Exceed \$25,500

Motion Fisher; support Griffin to approve items 1, 2, 3 and 4 of the Consent Agenda.

Ayes: Fisher, Griffin, Cousins, Arab, Michels, Hubbard and Keough

Nays: None

Motion carries

K. OLD BUSINESS-Consideration and Discussion of:

Items postponed from a previous meeting

1. Consideration of: Setting a Public Hearing for Conflict of Interest Ordinance

Motion Michels; support Cousins to set a public hearing for the Ethics Ordinance for Monday, October 25, 2021 with the addition of materials from the ZBA’s Rules of Procedure - Article IV, Conflict of Interest.

Ayes: Hubbard, Cousins, Fisher, Griffin, Michels, Arab and Keough

Nays: None

Motion carries

L. NEW BUSINESS-Consideration and Discussion of:

1. Consideration of: Care-to-Cure

Motion Griffin; support Hubbard based on the Planning Commission's recommendation and the information provided by the applicant, staff, CWA, OHM, and DAFD, and reflected in the minutes of this meeting, the City Council moves to approve AP2020.21 – 19 PSPR Care2Cure 7390 Dexter Ann Arbor Road Preliminary and Final Site plan, revision date August 18, 2021, in accordance with the requirements of Article 21 of the City of 'Dexter Zoning Ordinance, subject to the following conditions:

1. Execution and recording of a quit claim deed dedicating half of the Dexter-Ann Arbor Road right-of-way, as cited herein;
2. Execution and recording the pathway easement, as cited herein;
3. Replacement of the Austrian Pine proposed on Sheet 10 with Black Hills Spruce or White Spruce;
4. Staff review, dated September 21, 2021;
5. CWA review, dated June 22, 2021;
6. OHM review, dated September 15, 2021;
7. DAFD review, dated June 17, 2021;
8. Lighting color temperature limited to 3000 Kelvins; and
9. Sidewalk that is facing the road to be widened to 7 feet.

Ayes: Cousins, Hubbard, Arab, Michels, Griffin, Fisher and Keough

Nays: None

Motion carries

2. Consideration of: Penn Alley Vacation

Motion Cousins; support Griffin based on 1) the information provided by the Petitioner; 2) staff review; 3) the input received during the public hearing conducted by City Council on February 22, 2021; and 4) City Council's determination that it would be in the best interest of the City of Dexter to vacate the westerly half of the Fourth Street public right-of-way and a portion of the public alley, located between Lots 1 and 5 in Block 2 of the Original Plat of the Village of Dexter, on April 26, 2021, City Council adopts the Resolution for Vacation of the Westerly Half of the Fourth Street Public Right-of-Way and a Portion of the Public Alley, Located Between Lots 1 and 5 in Block 2, of the Original Plat of the Village of Dexter, as requested by the Petitioner.

Ayes: Michels, Arab, Griffin, Hubbard, Fisher, Cousins and Keough

Nays: None

Motion carries

3. Consideration of: Request from the Dexter Senior Center for Funding in an Amount not to Exceed \$16,500 Relating to Rendering Services to City of Dexter Seniors

Motion Fisher; support Cousins to approve the request from the Dexter Senior Center for funding for FY 2021-2022 in an amount not to exceed \$16,500 for rendering services to City of Dexter Seniors.

Ayes: Hubbard, Cousins, Michels, Griffin, Fisher, Arab and Keough

Nays: None

Motion carries

4. Consideration of: 150 Jeffords Accessible Parking Spaces

Motion Cousins; support Arab based on the recommendation of the DDA, along with information provided by staff and the City Engineer, City Council approves and authorizes the use of the City's Voluntary Parking Fund to pay for flared ramp barrier free parking, in front of the entrance to the 150 Jeffords building, based on the OHM estimate of \$8,200.00.

Motion Fisher; support Cousins to postpone action on 150 Jeffords Accessible Parking Spaces until the October 25, 2021 meeting.

Ayes: Fisher, Michels, Arab, Cousins, Griffin, Hubbard and Keough

Nays: None

Motion carries

5. Consideration of: Setting a Public Hearing to Consider the Adoption of a New Adopting Ordinance for the General Code of Ordinances

Motion Fisher; support Griffin to set a public hearing for the regular City Council meeting on Monday, October ~~24~~²⁵, 2021 to consider the adoption of a new Adopting Ordinance for the General Code of Ordinances.

Ayes: Griffin, Michels, Fisher, Hubbard, Arab, Cousins and Keough

Nays: None

Motion carries

6. Discussion of: Winter 2021-22 Social District/Outdoor Seating/Events

Ms. Aniol explained the intent of the Social District in the downtown area over last year's winter months; and if it continues there will be the need for additional staff to maintain the outside area. Discussion was held on including The Fillmore in the district this year, whether it would help those participating businesses downtown, and whether to erect a tent or not.

7. Discussion/Consideration of: City Council Rules

Motion Fisher; support Arab to amend the City Council Rules document of items 1-16 with the swap in position of E (Declaration of Conflicts of Interest) and F (Approval of Agenda) under 2.3 (Order of Business) and with further discussion on item 17 (Filling Vacancy on Council).

Ayes: Arab, Fisher, Hubbard, Michels, Griffin, Cousins and Keough

Nays: None

Motion carries

M. COUNCIL COMMENTS: (Paraphrased or summarized by City Clerk)

Michels	There have been a number of items over the last three meetings that have come up that if I feel we should activate the Streets and Sidewalk Committee.
Griffin	I smiled when I saw Ms. Fisher's signature from 1996 on page 149 of our packet from 1996 .
Hubbard	None.
Fisher	None.
Arab	None.
Cousins	It has been tough these past days with the loss of my wife Pat. The family was there and I thank all of you for your support. We were married for 61 years and 21 days. Pat was a beautiful woman, involved in the community and with activities, and I never heard her say a bad word about anyone. We plan to have a Memorial celebration for her in the spring at the Dexter Library.
Gilbert	None.
Buyukbozkirli	None.

N. NON-ARRANGED PARTICIPATION:

None

O. ADJOURNMENT

Motion Fisher; support Griffin to adjourn the meeting at 9:36 PM.

Unanimous voice vote approval.

Respectfully submitted,

Justin Breyer

City Manager and City Clerk

Approved for Filing: _____